

11815 Warfield

Corner of Warfield St and Colwick St

Single Story Office
For Sale or Lease



Blake M. Bonner
Senior Vice President
Direct Line 210 524 1305
bbonner@reocsanantonio.com

210 524 4000

8023 Vantage Dr, Suite 1200
San Antonio TX 78230
reocsanantonio.com



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Blake M. Bonner
Senior Vice President,
Director of Brokerage
Direct Line 210 524 1305
bbonner@reocsanantonio.com

210 524 4000



Property Summary

Address	11815 Warfield St, San Antonio, TX 78216
Location	Corner of Warfield St and Colwick St (Between Nakoma Dr and Rhapsody Dr off US Hwy 281)
Property Details	4,750 SF Total
Legal Description	NCB 13496 BLK 40 LOT 1
Zoning	I-1
Year Built	1976
Floors	1
Road Frontage	128.14 on Warfield and 149.84 on Colwick

Comments

- Quick access to Hwy 281, Loop 410, and Loop 1604
- Central location with ease of access to all points around town
- Easy ingress/egress to adjacent thoroughfares
- Close proximity to San Antonio International Airport
- Building is owned by an interior design firm and has excellent interior finishes
- Building in good condition and shows very well
- Offers perimeter offices with built-out interior work stations
- Ideal for a wide variety of commercial uses
- Abundant parking with a separate fenced area available

Traffic Counts

Hwy 281 at Nakoma Dr; 164,619 vpd (2019)
Source: TxDOT Statewide Planning Map

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210 524 4000



Quote Sheet

Total Available SF	4,750 (Available 2/1/21)
Price/SF	Contact Broker
Minimum Lease Term	Three (3) years
Escalation Quote	Base Year
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

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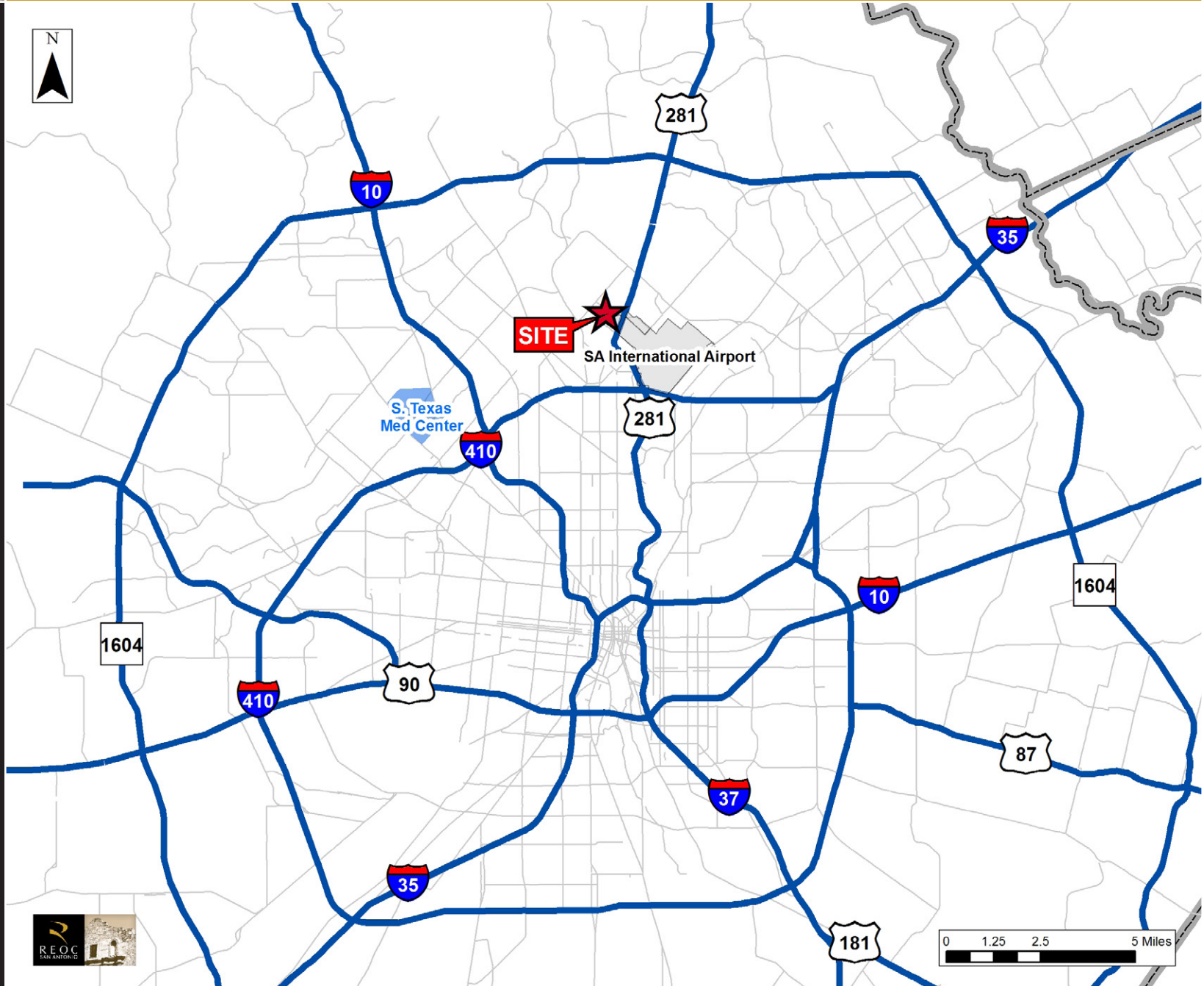
210 524 4000

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



City Location Map



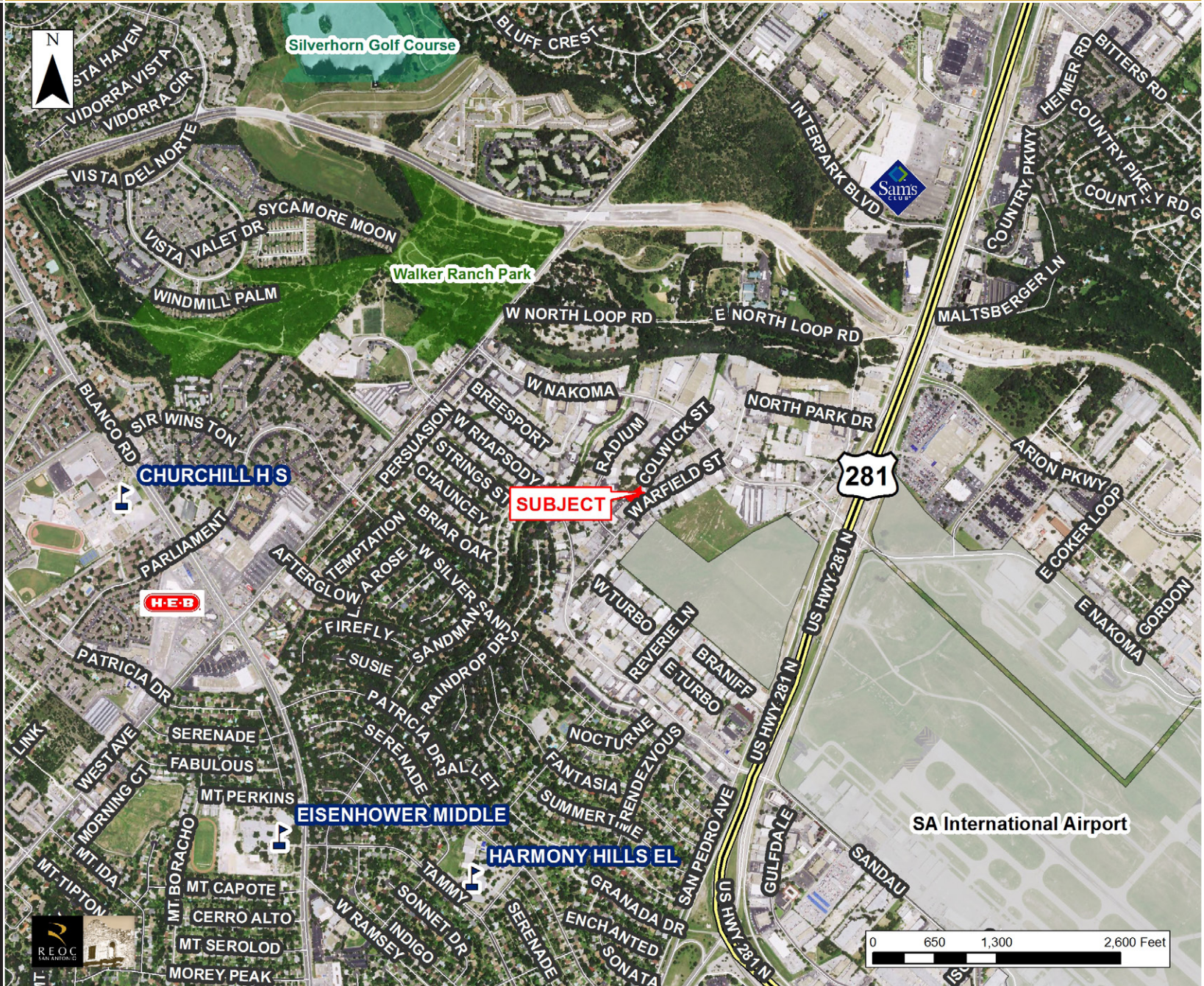
Blake M. Bonner
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210 524 4000



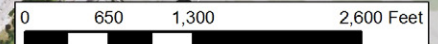


Aerial Map



Blake M. Bonner
Senior Vice President,
Director of Brokerage
Direct Line 210 524 1305
bbonner@reocsanantonio.com

210 524 4000





Aerial Map



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bbonner@reocsanantonio.com

210 524 4000





Site Aerial

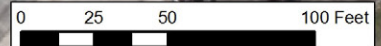


COLWICK ST

WARFIELD ST

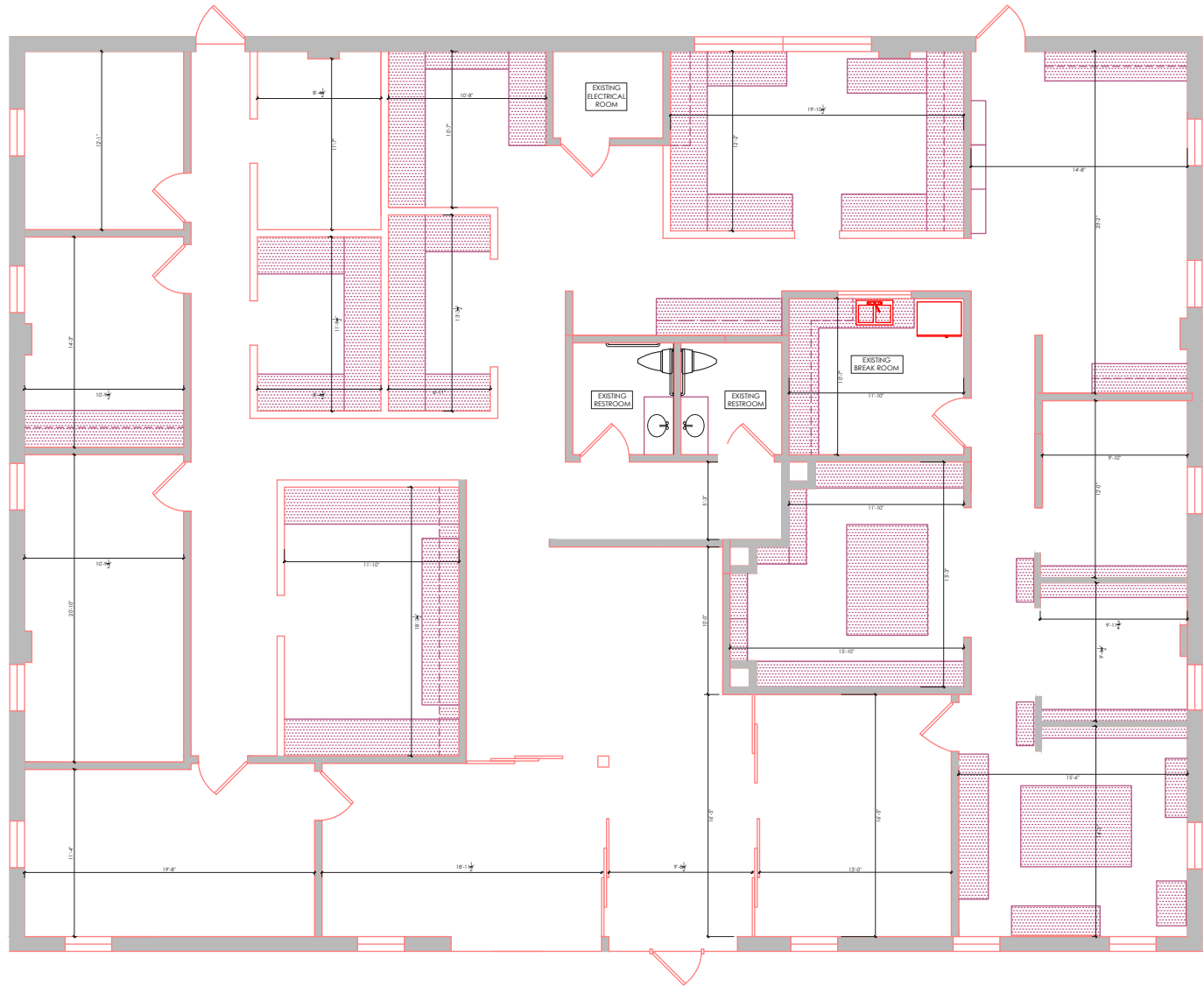
Blake M. Bonner
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210 524 4000





Floor Plan



APPROX. 4,750 USF

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Photos



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San Antonio Overview

Largest U.S. Cities

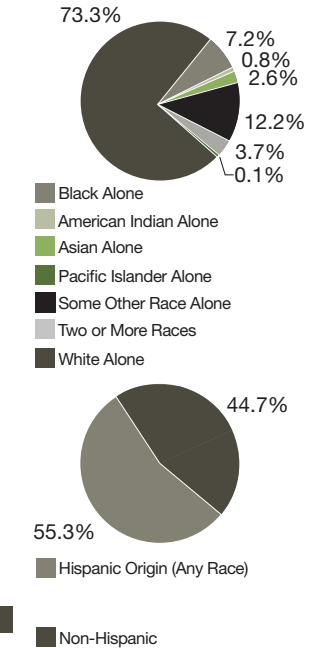
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

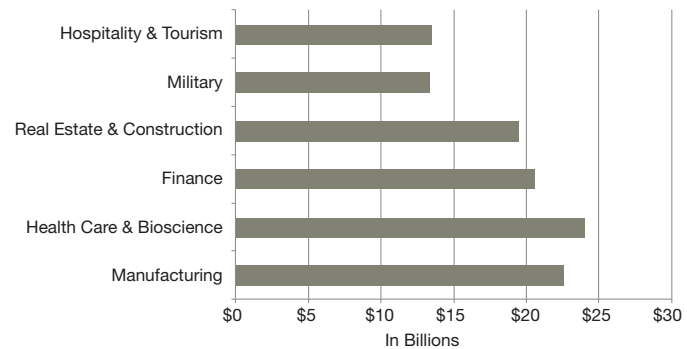
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2019 Estimate	2,547,033	35.6	904,857
2024 Projection	2,776,239	36.3	986,160

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2019 Estimate	\$79,695	\$57,387	\$28,442
2024 Projection	\$90,560	\$64,392	\$32,288

Ethnicity



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

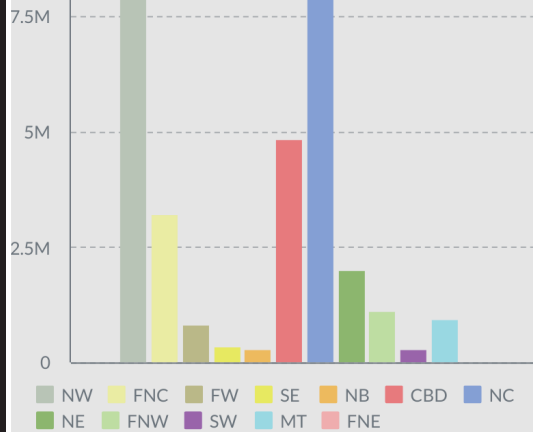
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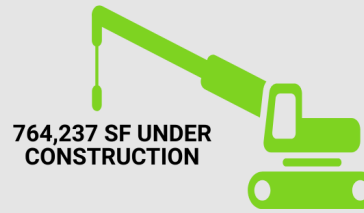


Office Market Snapshot - 3Q 2020

Citywide Inventory
31,292,567 SF TOTAL



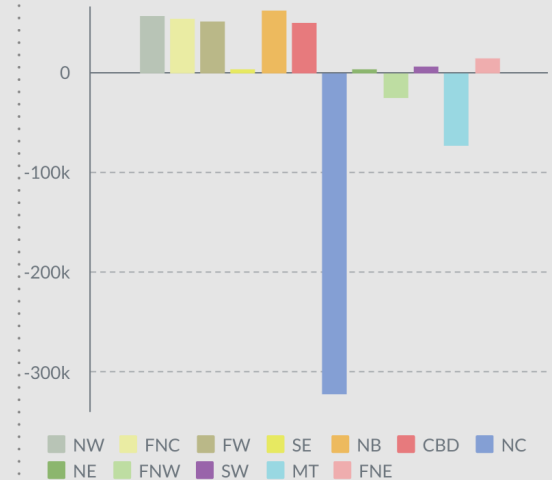
Development



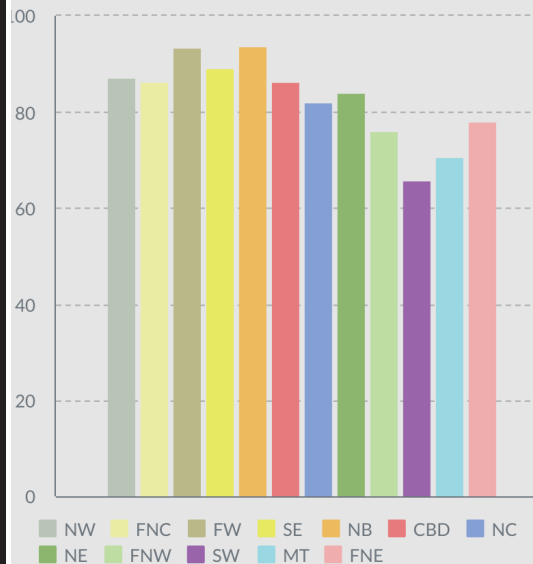
DELIVERED 2020

The Soto	MT	140,600 SF
LARGEST PROJECTS UNDER CONSTRUCTION		
The Light Building	MT	148,347 SF
Oxbow at the Pearl	MT	123,000 SF
Ridgewood Plaza II	FNC	120,000 SF
Concord Park III	FNC	101,000 SF

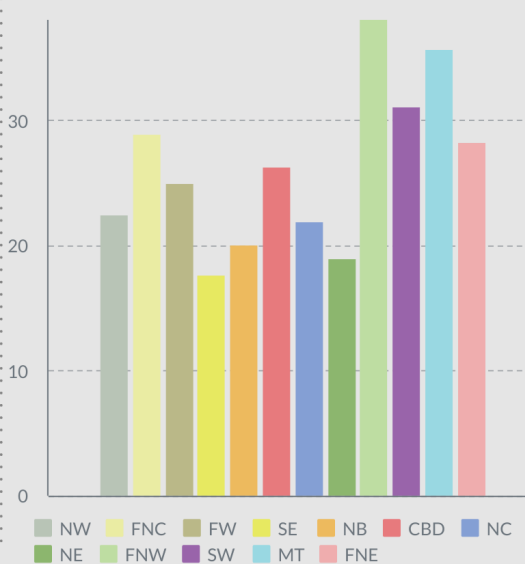
YTD 2020 Direct Absorption
(118,503 SF)



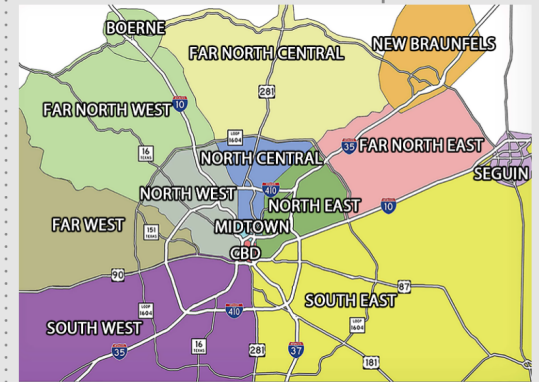
Direct Occupancy
26,451,537 SF
84.5% **vs 3Q19**



Average Quoted Rent
\$24.35/SF/YR Full Service **vs 3Q19**



Submarket Map



- Submarkets**
- SE: South East
 - SW: South West
 - MT: Midtown
 - NW: North West
 - FNC: Far North Central
 - FW: Far West
 - FNW: Far North West
 - NE: North East
 - NB: New Braunfels
 - NC: North Central
 - CBD: Central Business District
 - FNE: Far North East

Market Intelligence Guided by Experience
Kimberly S. Gatley
Senior Vice President & Director of Research
kgatley@reocsanantonio.com
P 210 524 4000 | F 210 524 4029

Blake M. Bonner
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Director of Brokerage
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210 524 4000



Demographics: 1-Mile

Summary	Census 2010		2020		2025	
Population	8,093		8,005		8,057	
Households	3,898		3,811		3,822	
Families	1,882		1,801		1,798	
Average Household Size	2.07		2.09		2.10	
Owner Occupied Housing Units	1,291		1,222		1,248	
Renter Occupied Housing Units	2,607		2,589		2,574	
Median Age	34.5		36.3		36.2	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.13%		1.54%		0.72%	
Households	0.06%		1.51%		0.72%	
Families	-0.03%		1.47%		0.64%	
Owner HHs	0.42%		1.53%		0.72%	
Median Household Income	0.60%		1.43%		1.60%	
Households by Income	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	515	13.5%	496	13.0%	496	13.0%
\$15,000 - \$24,999	540	14.2%	504	13.2%	504	13.2%
\$25,000 - \$34,999	521	13.7%	518	13.6%	518	13.6%
\$35,000 - \$49,999	747	19.6%	748	19.6%	748	19.6%
\$50,000 - \$74,999	614	16.1%	649	17.0%	649	17.0%
\$75,000 - \$99,999	337	8.8%	359	9.4%	359	9.4%
\$100,000 - \$149,999	297	7.8%	313	8.2%	313	8.2%
\$150,000 - \$199,999	76	2.0%	80	2.1%	80	2.1%
\$200,000+	164	4.3%	155	4.1%	155	4.1%
Median Household Income	\$40,253		\$41,483		\$41,483	
Average Household Income	\$61,707		\$64,721		\$64,721	
Per Capita Income	\$29,369		\$30,708		\$30,708	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	518	6.4%	448	5.6%	463	5.7%
5 - 9	419	5.2%	406	5.1%	389	4.8%
10 - 14	422	5.2%	415	5.2%	390	4.8%
15 - 19	506	6.3%	442	5.5%	446	5.5%
20 - 24	752	9.3%	702	8.8%	763	9.5%
25 - 34	1,485	18.3%	1,438	18.0%	1,448	18.0%
35 - 44	1,078	13.3%	1,088	13.6%	1,040	12.9%
45 - 54	1,144	14.1%	921	11.5%	870	10.8%
55 - 64	788	9.7%	908	11.3%	852	10.6%
65 - 74	492	6.1%	646	8.1%	727	9.0%
75 - 84	341	4.2%	413	5.2%	480	6.0%
85+	148	1.8%	179	2.2%	189	2.3%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,123	75.7%	5,831	72.9%	5,813	72.2%
Black Alone	485	6.0%	508	6.3%	522	6.5%
American Indian Alone	55	0.7%	58	0.7%	59	0.7%
Asian Alone	163	2.0%	204	2.5%	237	2.9%
Pacific Islander Alone	6	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	933	11.5%	1,031	12.9%	1,033	12.8%
Two or More Races	328	4.1%	366	4.6%	386	4.8%
Hispanic Origin (Any Race)	3,833	47.4%	4,240	53.0%	4,443	55.1%

Data Note: Income is expressed in current dollars.

Blake M. Bonner
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210 524 4000



Demographics: 3-Mile

Summary	Census 2010		2020		2025	
Population	80,043		81,609		83,099	
Households	36,057		36,664		37,281	
Families	20,165		20,014		20,232	
Average Household Size	2.21		2.22		2.22	
Owner Occupied Housing Units	17,514		17,023		17,398	
Renter Occupied Housing Units	18,543		19,641		19,883	
Median Age	36.8		38.5		39.2	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.36%		1.54%		0.72%	
Households	0.33%		1.51%		0.72%	
Families	0.22%		1.47%		0.64%	
Owner HHs	0.44%		1.53%		0.72%	
Median Household Income	0.84%		1.43%		1.60%	
Households by Income	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,718	10.1%	3,591	9.6%	3,591	9.6%
\$15,000 - \$24,999	3,878	10.6%	3,655	9.8%	3,655	9.8%
\$25,000 - \$34,999	3,906	10.7%	3,831	10.3%	3,831	10.3%
\$35,000 - \$49,999	5,469	14.9%	5,400	14.5%	5,400	14.5%
\$50,000 - \$74,999	6,324	17.2%	6,590	17.7%	6,590	17.7%
\$75,000 - \$99,999	4,437	12.1%	4,708	12.6%	4,708	12.6%
\$100,000 - \$149,999	4,649	12.7%	4,952	13.3%	4,952	13.3%
\$150,000 - \$199,999	2,138	5.8%	2,316	6.2%	2,316	6.2%
\$200,000+	2,144	5.8%	2,238	6.0%	2,238	6.0%
Median Household Income	\$53,891		\$56,200		\$56,200	
Average Household Income	\$79,342		\$84,646		\$84,646	
Per Capita Income	\$35,514		\$37,831		\$37,831	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,945	6.2%	4,526	5.5%	4,695	5.6%
5 - 9	4,531	5.7%	4,381	5.4%	4,381	5.3%
10 - 14	4,607	5.8%	4,447	5.4%	4,243	5.1%
15 - 19	4,574	5.7%	4,452	5.5%	4,374	5.3%
20 - 24	6,440	8.0%	6,142	7.5%	6,183	7.4%
25 - 34	13,022	16.3%	12,574	15.4%	12,836	15.4%
35 - 44	10,210	12.8%	11,109	13.6%	11,419	13.7%
45 - 54	11,498	14.4%	9,628	11.8%	9,560	11.5%
55 - 64	9,689	12.1%	10,144	12.4%	9,475	11.4%
65 - 74	5,397	6.7%	8,048	9.9%	8,623	10.4%
75 - 84	3,660	4.6%	4,231	5.2%	5,254	6.3%
85+	1,472	1.8%	1,927	2.4%	2,056	2.5%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	63,169	78.9%	62,077	76.1%	62,511	75.2%
Black Alone	3,611	4.5%	4,017	4.9%	4,240	5.1%
American Indian Alone	577	0.7%	607	0.7%	621	0.7%
Asian Alone	1,938	2.4%	2,539	3.1%	2,981	3.6%
Pacific Islander Alone	63	0.1%	74	0.1%	82	0.1%
Some Other Race Alone	7,945	9.9%	9,106	11.2%	9,254	11.1%
Two or More Races	2,740	3.4%	3,189	3.9%	3,409	4.1%
Hispanic Origin (Any Race)	35,486	44.3%	40,537	49.7%	43,092	51.9%

Data Note: Income is expressed in current dollars.

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210 524 4000



Demographics: 5-Mile

Summary	Census 2010		2020		2025	
Population	272,493		282,609		289,771	
Households	117,947		122,261		125,304	
Families	68,307		69,211		70,512	
Average Household Size	2.29		2.30		2.30	
Owner Occupied Housing Units	60,204		58,154		59,572	
Renter Occupied Housing Units	57,743		64,107		65,732	
Median Age	36.4		38.1		38.8	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.50%		1.54%		0.72%	
Households	0.49%		1.51%		0.72%	
Families	0.37%		1.47%		0.64%	
Owner HHs	0.48%		1.53%		0.72%	
Median Household Income	0.75%		1.43%		1.60%	
Households by Income	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	13,886	11.4%	13,618	10.9%	13,618	10.9%
\$15,000 - \$24,999	11,468	9.4%	10,906	8.7%	10,906	8.7%
\$25,000 - \$34,999	12,037	9.8%	11,883	9.5%	11,883	9.5%
\$35,000 - \$49,999	17,247	14.1%	17,158	13.7%	17,158	13.7%
\$50,000 - \$74,999	22,221	18.2%	23,251	18.6%	23,251	18.6%
\$75,000 - \$99,999	14,689	12.0%	15,567	12.4%	15,567	12.4%
\$100,000 - \$149,999	15,447	12.6%	16,427	13.1%	16,427	13.1%
\$150,000 - \$199,999	6,996	5.7%	7,584	6.1%	7,584	6.1%
\$200,000+	8,271	6.8%	8,911	7.1%	8,911	7.1%
Median Household Income	\$55,410		\$57,525		\$57,525	
Average Household Income	\$83,320		\$89,112		\$89,112	
Per Capita Income	\$35,821		\$38,270		\$38,270	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,011	6.2%	15,904	5.6%	16,547	5.7%
5 - 9	16,520	6.1%	15,807	5.6%	15,845	5.5%
10 - 14	16,833	6.2%	16,328	5.8%	15,743	5.4%
15 - 19	16,801	6.2%	16,195	5.7%	15,854	5.5%
20 - 24	21,746	8.0%	20,952	7.4%	20,894	7.2%
25 - 34	42,232	15.5%	43,726	15.5%	44,830	15.5%
35 - 44	34,749	12.8%	37,083	13.1%	38,872	13.4%
45 - 54	38,921	14.3%	33,476	11.8%	33,387	11.5%
55 - 64	32,370	11.9%	34,837	12.3%	32,993	11.4%
65 - 74	18,271	6.7%	27,164	9.6%	29,351	10.1%
75 - 84	11,735	4.3%	14,354	5.1%	18,137	6.3%
85+	5,302	1.9%	6,784	2.4%	7,320	2.5%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	214,796	78.8%	214,588	75.9%	217,512	75.1%
Black Alone	12,957	4.8%	14,685	5.2%	15,566	5.4%
American Indian Alone	1,854	0.7%	1,965	0.7%	2,014	0.7%
Asian Alone	7,718	2.8%	10,476	3.7%	12,428	4.3%
Pacific Islander Alone	286	0.1%	350	0.1%	389	0.1%
Some Other Race Alone	26,123	9.6%	30,127	10.7%	30,649	10.6%
Two or More Races	8,759	3.2%	10,418	3.7%	11,212	3.9%
Hispanic Origin (Any Race)	123,242	45.2%	140,982	49.9%	149,960	51.8%

Data Note: Income is expressed in current dollars.

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bbonner@reocsanantonio.com

210 524 4000



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

REOC General Partner, LLC	493853	bharris@reocsanantonio.com	N/A
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Dale Harris	405243	bharris@reocsanantonio.com	N/A
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Blake McFarlane Bonner	334780	bbonner@reocsanantonio.com	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

REOC, San Antonio, 8023 Vantage Dr, Suite 1200 San Antonio, TX 78230
Blake Bonner

Phone: 2105244000 Fax: 2105244029
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